

\$1,325,000 - 1348 Mystic Shores, Spring Branch

MLS® #1888664

\$1,325,000

4 Bedroom, 4.00 Bathroom,
Residential on 1.00 Acres

MYSTIC SHORES, Spring Branch, TX

Welcome to 1348 Mystic Shores, an exceptional Hill Country retreat tucked into the peaceful north side of Canyon Lake. Set on a beautifully maintained lot in the highly sought-after Mystic Shores community, this property combines timeless design, modern updates, and versatile space to accommodate nearly every lifestyle. The main residence features 4 generously sized bedrooms, 3.5 baths, and an open, flowing layout that exudes warmth and quality. The living room is anchored by a stately fireplace and newly added wainscoting that elevates the space with texture and charm. A fully remodeled primary bathroom offers a spa-like experience with a luxurious garden tub, split vanities, and elegant tilework. The kitchen is a chef's delight, featuring gas cooking, ample cabinetry, and thoughtful details that make it both functional and stylish. Upstairs is a flexible space currently used as a bedroom, though it could easily serve as a media room, home office, or guest suite. Beyond the main house, an impressive detached structure offers additional square footage not included in the official listing. With an approximate 30x50 footprint, this space is built for both productivity and possibility. The lower level includes a workshop, a two-car garage (one bay oversized for RV or boat storage), and a flexible fitness area. A commercial-grade 3-car lift is currently installed and is negotiable with the sale. Upstairs, a fully outfitted studio apartment includes a kitchen, full bathroom,



and private entrance-ideal for guests, extended family, or potential rental income. Whether you're entertaining, housing visitors, or carving out space for creative pursuits, this detached building opens the door to endless opportunities. Step outside and experience true Hill Country living. The backyard is designed for leisure and hospitality, complete with a custom pergola with swings, an outdoor gas grill setup, and a resort-style pool featuring a waterfall and built-in lounge area. The back portion of the property is fenced for privacy and security, and an electric gate at the entrance enhances both convenience and curb appeal. Located within Mystic Shores, you'll enjoy access to a suite of community amenities including lakefront parks, a neighborhood pool, walking trails, and more-all while being just a short drive to Spring Branch, New Braunfels, and the greater San Antonio area. Highlights Include: 4 Bed / 3.5 Bath Main House Upstairs Flex Room (Bedroom/Media/Office) Remodeled Primary Bath with Garden Tub Gas Cooking in the Kitchen Detached Structure (approx. 30x50 footprint, not included in MLS square footage) Workshop, Oversized Garage with 3-Car Lift (negotiable), Fitness Area Upstairs Studio Apartment with Full Kitchen & Bath Resort-Style Pool with Waterfall and Lounge Space Outdoor Kitchen and Pergola with Swings Electric Gated Entry Fenced Backyard Mystic Shores Amenities and Canyon Lake Proximity This is more than a home-it's an estate with heart, purpose, and unmatched flexibility. Whether you're seeking a primary residence, a multi-generational compound, or the ultimate weekend escape, 1348 Mystic Shores delivers. Schedule your private tour today.

Built in 2020

Essential Information

MLS® #	1888664
Price	\$1,325,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Acres	1.00
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Price Change

Community Information

Address	1348 Mystic Shores
Area	2607
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Waterfront Access, Pool, Park/Playground, Lake/River Park, Other - See Remarks
Parking	Side Entry, Oversized, Rear Entry
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Lower Level, Laundry Room, Attic - Partially Floored, Attic - Radiant Barrier Decking
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Gas Cooking, Gas Grill, Dishwasher, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Double Ovens, Custom Cabinets, Carbon Monoxide Detector
Heating	Central, 1 Unit
Cooling	One Central, Other

Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning, Gas
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, 4 Sides Masonry, Stucco
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Wrought Iron Fence, Has Gutters, Other - See Remarks, Garage Apartment
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	July 31st, 2025
Days on Market	87
HOA Fees	375.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Collin Corrington
Listing Office	White Line Realty LLC

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